

CONTACTS WITH LANDOWNERS 2018

This report and the associated folders cover mainly the formal contact stages with landowners of sites included in the plan for allocation as well as those suggested for potential development (other than the land east of the A40).

Informal Contacts

Contact was made with owners of the Stoney Stile and Merrivale Lane sites when they were first considered for designation as Local Green Spaces. The conclusion was that they could not become Local Green Spaces so are now allocated for development in the plan.

The Ryefield Centre site was discussed with Herefordshire Council in the early stages of plan development, before the decision was taken to relocate it, thus opening up the potential for development of the site. The site is now allocated in the plan.

Early, informal contact was also made with some of the owners of the parts of the Broadmeadows/Tanyard land, notably with the owners of Tanyard Field, Mr. and Mrs. Graveling (owners of the kennels site), Yorkley Timber (owners of the main part of the Broadmeadows area), Mr. Edwards (owner of the caravan/camping site) and Meadex. All of this area, including land owned by others, is included in the plan as supported for development.

Discussions were held and several emails exchanged with the owner of The Chase Hotel. The outcome of that is described in a separate evidence report.

Discussions were also held and several emails exchanged with the agent and planning consultant for the owners of the potential Brampton Road site, but this site was not included in the final plan.

Letters Out

The owners of all sites proposed for allocation and recommended for development (other than for the land east of the A40) were sent a letter or email from Ross-on-Wye Town Council notifying them of the intention for the plan to include proposals for their land. Attached to each letter or email was a copy of all the text in the draft plan about all sites, not just their own.

The letters are in the 'Landowner Letters Out' folder. As can be seen, some went directly to owners, some to their agents instead, some to both, all according to the contact details supplied.

Letters In

After some chasing with some owners, responses were received from owners or agents for:

- Cleeve Field
- Stoney Stile
- Merrivale Lane
- Ryfield Centre

And, for the Broadmeadows/Tanyard land:

- The Jackson family (Tanyard field)
- Mr. and Mrs. Graveling (Wyevale Kennels)
- Meadex (part of Tanyard)

- Yorkley Timber (Broadmeadows)
- Herefordshire (King's Acre)
- ABT (land above Ashburton Estate) (by telephone only, form response requested, not received).
- Brian Edwards (Caravan park and area of ponds)

The replies are in the 'Landowner Letters In' folder. As will be seen, not all of them gave final confirmation of their ownerships (though this had been established by other means), and not all gave clear and full replies about their support or otherwise for the proposals.

Summary/Key Points

- **Cleeve Field:** Support for development.
- **Stoney Stile:** Some additional information on 3rd party ownerships. Support for development but objection to retaining a part of the site for (e.g.) allotments.
- **Merrivale Lane:** Some complications about ownership of all of the site. Support for development but queries about the criteria proposed.
- **Ryefield Centre:** Some clarification on red lone boundary and parking. Support for development as proposed.

Broadmeadows/Tanyard

- **Jackson Family:** Support for development and the principles of a single masterplan and financial equalisation.
- **Mr. and Mrs. Graveling:** Support for development and the principle of a single masterplan, query about, but no actual objection, to financial equalisation.
- **Meadex:** Apparent support (not entirely clear). Concern about relocation on overall site.
- **Yorkley Timber:** Ownership confirmed (in fact clarified). Support for overall masterplan approach but objection to financial equalisation. Query about potential inclusion of retail.
- **Herefordshire Council:** Ownership confirmed. General support.
- **ABT:** Full support (but, as above, no formal letter yet received).
- **Brian Edwards:** General support.